

ORDINANCE NO. 021107-Z-12a

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 972.4 ACRES OF LAND GENERALLY KNOWN AS THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA ("PECAN SPRINGS-SPRINGDALE") AND TO CHANGE THE BASE ZONING DISTRICTS ON 34 TRACTS OF LAND IN PECAN SPRINGS-SPRINGDALE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 34 tracts of land within the property described in Zoning Case No. C14-02-0142.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 972.4 acres of land, in the City of Austin, Travis County, Texas, that includes the Orien's Park Subdistrict more particularly described and identified in the attached Exhibits "A" and "B" incorporated into this ordinance, (the "Property"), and, as follows,

Orien's Park Subdistrict bounded by Little Walnut Creek on the north, Ed Bluestein Boulevard on the east, Springdale Road on the west and East 51st Street on the south, including all existing lots adjacent to East 51st Street, Eastern Parkway and Mandalay Drive,

generally known as the Pecan Springs-Springdale Neighborhood Plan (NP) combining district, locally known as the property bounded by Little Walnut Creek on the north, Ed Bluestein Boulevard on the east, Manor Road on the west and Martin Luther King, Jr. Boulevard, Springdale Road, and East 51st Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The base zoning districts for the 34 tracts of land are changed from single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, townhouse and condominium residence (SF-6) district, multifamily residence low density (MF-2) district, multifamily residence medium density

(MF-3) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, industrial park (IP) district, limited industrial services (LI) district, to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-conditional-overlay-neighborhood plan (CS-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

Tract	Address	From	To
1	6601 Manor Road	I-SF-3	GR-CO-NP
2	6500 Springdale Road	GR	GR-NP
3	6413 Manor Road	CS	GR-NP
4	6201, 6407 & 6415 Springdale Road	MF-3	MF-3-CO-NP
5	6201 & 6211 Manor Road	LR	GR-MU-CO-NP
6	6107, 6113 & 6115 Manor Road, 6106 Walnut Hills Drive	SF-3	GR-MU-CO-NP
7	2902 Sweeny Lane	GR-CO	GR-MU-CO-NP
8	5703-5811 Manor Road, 2901 Sweeny Ln	GR, LR, MF-3, SF-3	GR-MU-CO-NP
9	5802-5812 Sweeny Cir	GR, MF-3, SF-3	MF-3-NP
10	3100 Rogge Ln	SF-3	P-NP
11	3400 & 3500 Rogge Ln (LOT 1 SEIDER ADDN & 19.668 ACRES OF ABS 258 SUR 26 ELDRIDGE T)	LO, SF-6, SF-3, I-SF-3	SF-6-NP
13	0 Springdale Road (147.387 ACRES OF ABS 22 SUR 29 TANNEHILL J C)	LI, LO, SF-3	P-NP
14	5700-6098 Springdale Road (5.693 ACRES OF ABS 258 SUR 26 ELDRIDGE T & LOT 2 SEIDERS ADDN)	LO	GR-NP
15	3506 Rogge Ln (3.524 ACRES OF ABS 258 SUR 26 ELDRIDGE T)	LR	GR-MU-CO-NP
16	5701 Springdale Road	LO, SF-3	GR-CO-NP
17	3509 Rogge Ln, 5612 Springdale Road	GR	GO-CO-NP
18	3016 E 51st Street, 3037 & 3039 Pecan Springs Road	SF-2	SF-3-NP
19	3108 Pecan Springs Road	SF-2	SF-3-NP

Tract	Address	From	To
20	5101 Springdale Road (2.38 ACRES OF ABS 795 SUR 24 WHATLEY S J)	GR, MF-2	GR-CO-NP
21	5601 & 5607 Springdale Road, 4604 Norwood Hill Road	LO, SF-3	GR-NP
22	5100-5398 Springdale Road (28.609 ACRES OF ABS 22 SUR 29 TANNEHILL J C)	LO, IP	GR-MU-CO-NP
23	4710 & 4904 Norwood Hill Road, 5000, 5100, 5310 & 5410 E 51st Street (LOTS 1-3 SEC 7 & LOTS 1-2 BLK A SEC 10 ORIENS PARK)	IP	SF-6-NP
24	4901 & 5101 E 51st St, 5108 & 5302 Eastern Parkway, 5411, 5412, 5500 & 5501 Mandalay Drive	IP, SF-3	SF-6-NP
25	5119 Eastern Parkway (LOT 4 ORIENS PARK SEC 5)	LI	SF-6-NP
26	5223, 5425 & 5525 E 51st Street (LOTS 1-3 ORIENS PARK SEC 5)	LI	CS-MU-CO-NP
27	5400 Rangoon Road & 5500 E 51st Street (LOTS 5 & 6 ORIENS PARK SEC 7)	IP	CS-MU-CO-NP
28A	5500-5798 Ed Bluestein Blvd (16.1 AC OUT OF LOT 1 BLK A PRAISE TABERNACLE CENTER)	LI	CS-NP
28B	5700 - 5800 E MLK Boulevard (LOT 2 & 4.42 AC OF LOT 3 REISSIG FLOYD SUBD & 7.4 AC OUT OF LOT 1 BLK A PRAISE TABERNACLE CENTER)	CS-CO, GR, LR, SF-2	CS-CO-NP
29	4801 & 4907 Springdale Road	SF-2	GR-CO-NP
30	4601- 4701 Springdale Road (17.445 ACRES OF ABS 22 SUR 29 TANNEHILL J C & LOT 1 BUCK DON C ENTERPRISES SUBD)	SF-2, SF-6	SF-6-NP
31	4311, 4405, 4501 & 4509 Springdale Road, 4708 E MLK Boulevard	GR, SF-3, SF-2	GR-NP
32	4712, 4800, 4804 & 4808 E MLK Boulevard	SF-2	GR-MU-NP
33	5313 Manor Road	GR	GR-NP
34	5301 Manor Road	CS	CS-NP
35	5201, 5207 & 5211 Manor Road	GR	GR-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the Orien's Park Subdistrict as set forth in Sections 25-2-1462 and 25-2-1463 of the Code.

PART 5. Cottage special use is permitted on lots in residential districts within the boundaries of the Orien's Park Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

PART 6. Urban home special use is permitted on lots in residential districts within the boundaries of the Orien's Park Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 7. Tracts 4, 11, 18, 19, 23, 24, 25 and 30 may be developed as a residential infill special use as set forth in Sections 25-2-1532 through 25-2-1534 of the Code.

PART 8. Tracts 1, 2, 3, 5, 6, 7, 8, 14, 15, 16, 17, 20, 21, 22, 26, 27, 29, 31, 32, 33, 34 and 35 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 9. Tracts 1, 2, 15, 16, 21, 22, 26, 27, 28A and 28B may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 10. The Property within the boundaries of the conditional overlay-combining district established by this ordinance is subject to the following conditions.

1. The following conditions apply to Tracts 1 and 4:
 - A. A 50-foot wide vegetative buffer shall be provided and maintained along the east property line adjacent to Little Walnut Creek. Improvements permitted within the vegetative buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
 - B. The building setback is 100 feet from the east property line adjacent to Little Walnut Creek.
2. Drive-in service as an accessory use to commercial uses is a prohibited use on Tracts 5, 6, 7, 8, 15, 16, 17, 20, 22, 26, 27 and 29.
3. The following uses are prohibited uses on Tracts 5, 6, 7, 8, 15, 16, 20, 22, 26, 27 and 29:

Automotive rentals
Automotive sales
Service station

Automotive repair services
Automotive washing (of any type)
Pawn shop services

4. The following uses are conditional uses on Tract 28B:

Adult oriented businesses
Automotive sales
Commercial blood plasma center
Convenience storage
Equipment sales
Vehicle storage

Agricultural sales and services
Campground
Construction sales and services
Equipment repair services
Kennels
Limited warehousing and distribution

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

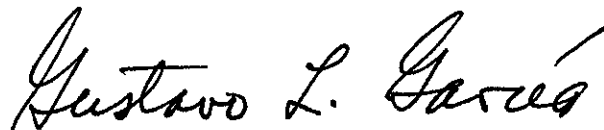
PART 11. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 12. This ordinance takes effect on November 18, 2002.

PASSED AND APPROVED

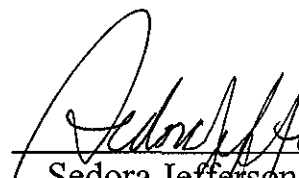
November 7, 2002

§
§
§

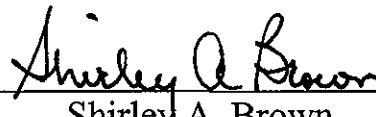


Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



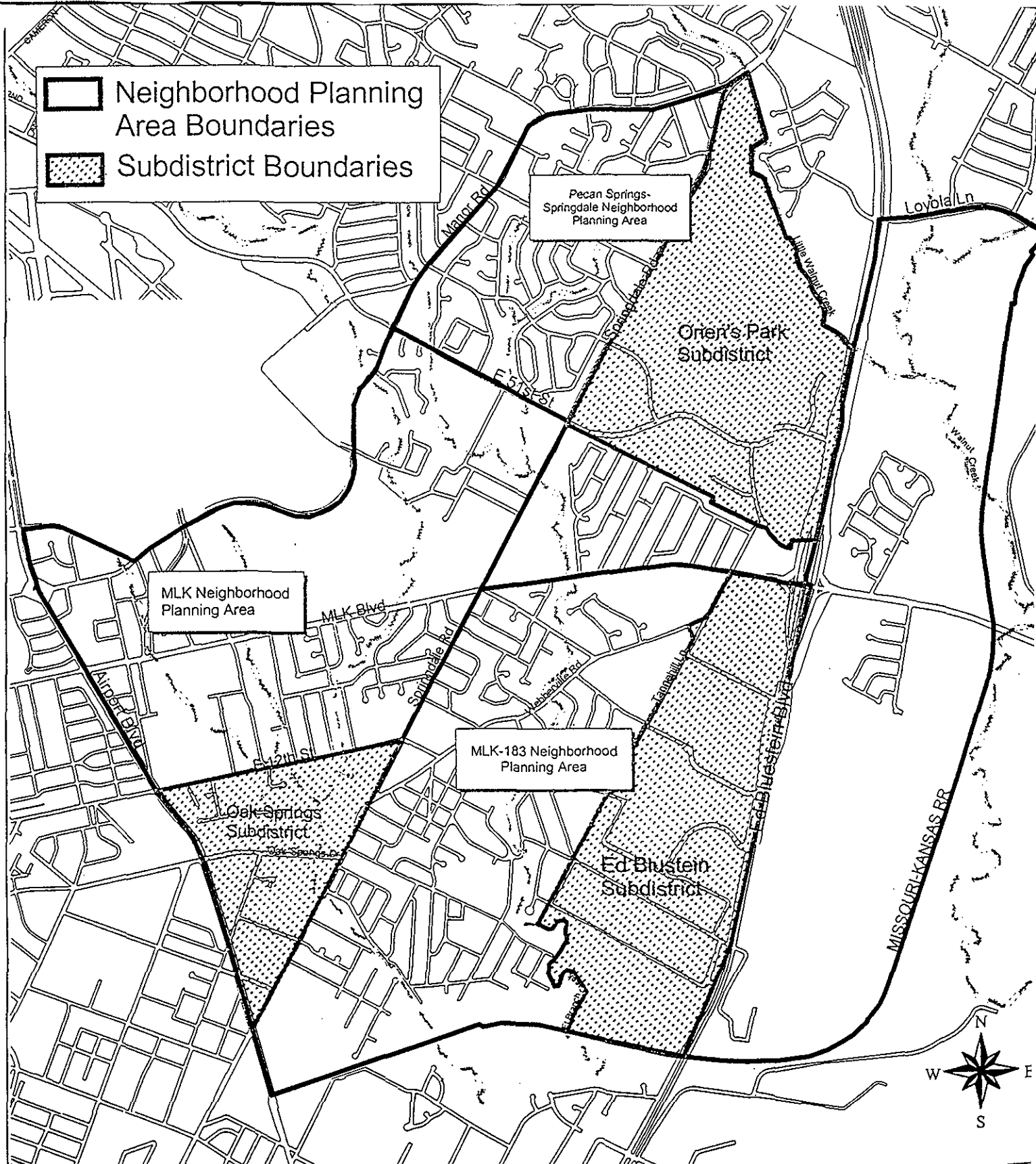
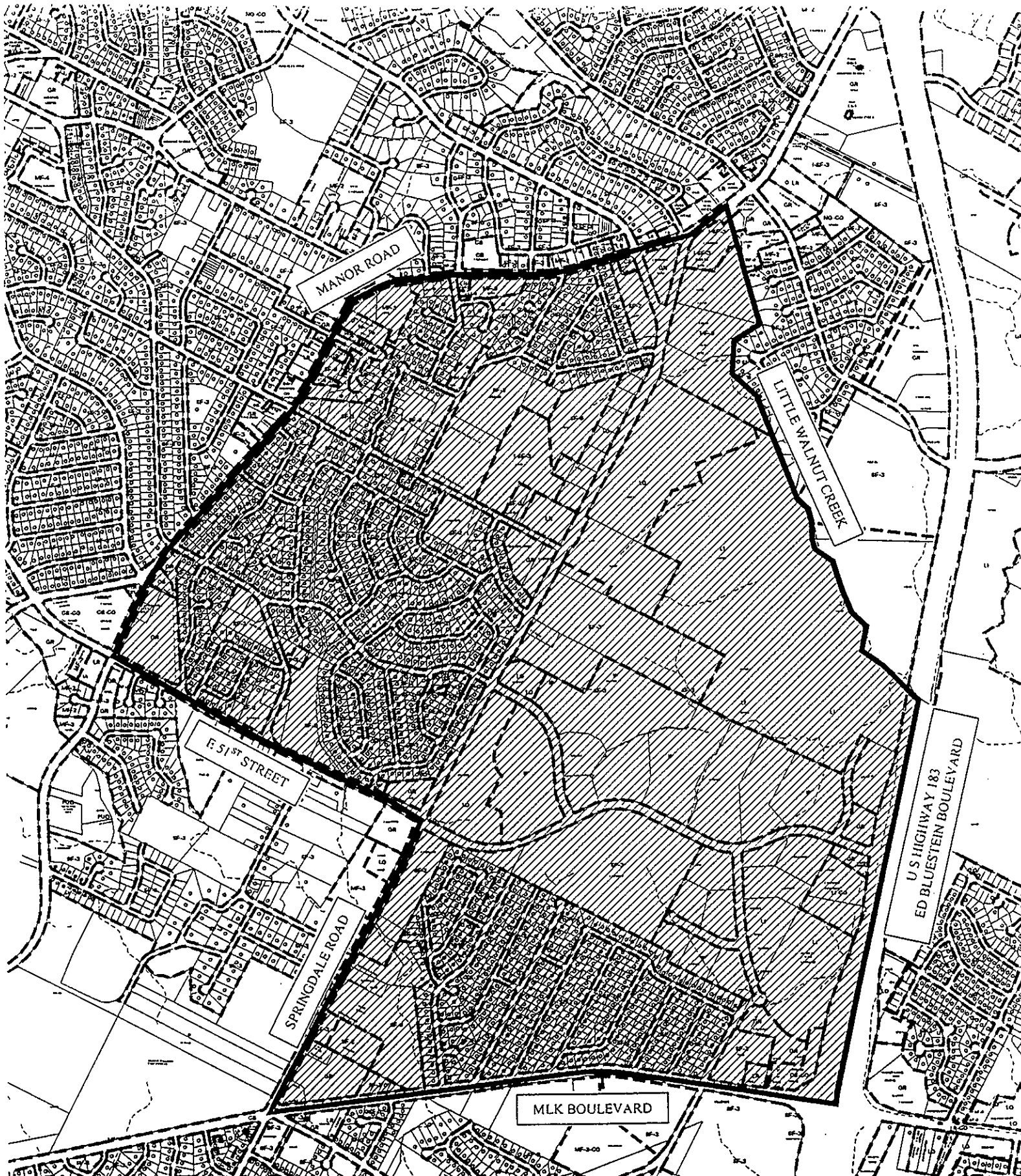






EXHIBIT 13



East MLK Combined Planning Area Neighborhood Planning Area and Subdistrict Boundaries

This map has been produced by the City of Austin and is a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without written permission from the Neighborhood Planning and Zoning Department.



 1" = 1200'	SUBJECT TRACT		ZONING <i>EXHIBIT C</i>	CITY GRID REFERENCE NUMBER M21-25
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: T. BOLT			
CASE #: C14-02-0142.001			DATE: 02-09	
ADDRESS: PECAN				
SPRINGS-SPRINGDALE NPCD				
SUBJECT AREA (acres): N/A			INTLS: SM	